

POA ROADMAP

As a homeowner in the “Oaks of Sonterra” most of us belong to 3 POA associations:

Crescent Sonterra POA – Most members of the Oaks of Sonterra

Sonterra POA – The subdivisions and businesses surrounding the Sonterra golf course.

Stone Oak POA – The planned community of Stone Oak including business members

While most people refer to this type of organization as "homeowners' associations" or "HOAs," the term that Texas law uses is "property owners' association." These organizations are defined in Section 202.001 of the Texas Property Code as:

"[A]n incorporated or unincorporated association owned by or whose members consist primarily of the owners of the property covered by the dedicatory instrument and through which the owners, or the board of directors or similar governing body, manage or regulate the residential subdivision, planned unit development, condominium or townhouse regime, or similar planned development."

The purpose of the POA is to make the community safe and attractive in a way that will increase the desirability of the area and raise property values. The monthly fees paid by members of the POA community are used to cover a wide variety of items. It often includes maintenance of the property, landscaping the grounds, security matters, upkeep of a pool and other recreational and community features.

POA rules and regulations can control a variety of different aspects of life in a community. They can dictate everything from the colors that owners can paint their houses to the number and types of pets that owners can keep on the premises.

Note that POA rules are not the same. Every POA has its own set of rules that governs a particular community and that residents agree to uphold. Anyone purchasing a home within a community with a POA should be sure she understands the rules and fees involved before signing on the dotted line.

Find the Governing Documents here:

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| Crescent Sonterra – Pool & Greenbelt* | http://www.stoneoakpoa.com/info.php?pnum=8 |
| Sonterra & The Oaks of Sonterra | http://www.sonterrapoa.com/info.php?pnum=9 |
| Stone Oak | http://www.stoneoakpoa.com/info.php?pnum=8 |
| *Will require registration & Login | |

Which POA do I go to in order to answer my question? The answer to this depends on what the topic of your question is about. Here is a rough guide:

| Topic | POA Responsible |
|--|------------------------------|
| Pool or Greenbelt located in the “Oak’s of Sonterra” | Crescent Sonterra / Spectrum |
| Oaks of Sonterra governing restrictions, security issues including gates and community patrol, roads within community, entrance landscapes and irrigation, drainage right of ways, | Sonterra |
| Stone Oak Entrances, Highway dividers, area businesses | Stone Oak |